

## **Encouraging Habitat Friendly Practices**

Finding ways to encourage use of HFDPs is also an important element of the program. Changes to the Comprehensive Plan include direction for implementation of HFDPs and educational opportunities, as well as adoption of the Comprehensive Plan Volume III Habitat Benefit Area Map.

The Habitat Benefit Area Map depicts areas that were determined to have a habitat benefit through Metro's inventory process. A proposed new section of the Development Code is specifically created to allow options that provide for flexibility in site design when proposed in conjunction with preservation of Habitat Benefit Areas (HBAs) and/or use of Best Management Practices (BMPs). The Engineering Design Manual and Standard Drawings may also receive a new section that is specific to BMP designs; yet, many options will continue to require separate approval of a modification by the City Engineer to vary from the standards. City Code changes generally provide clarification for use of BMPs; however, proposed reductions to SDC fees associated with reductions to Effective Impervious Area (EIA) are also proposed.

Adoption of a guidance manual is proposed as part of the City's program. The guidance manual will bring all elements of HFDPs and use of BMPs together in one document so that citizens, property owners, developers and industry professionals will have a better understanding of how separate practices work together. The guidance manual may either be the product of the City, alone, or may be the product of the Tualatin Basin Partners for Natural Places as a base line for all jurisdictions in the Basin.